

\$1,020,000 - 106 Nolancliff Crescent Nw, Calgary

MLS® #A2230730

\$1,020,000

5 Bedroom, 4.00 Bathroom, 2,457 sqft

Residential on 0.12 Acres

Nolan Hill, Calgary, Alberta

SIMPLY AMAZING – The One You™ve Been Waiting For!

This exceptional 5-bedroom, 3.5-bathroom walkout home in family-friendly Nolan Hill offers over 3,400 sq.ft. of luxurious living space, thoughtfully designed for growing families who love space, comfort, and style. Perched on a south-facing ravine lot, this home offers uninterrupted views, no rear neighbors, and direct access to peaceful walking paths—the perfect setting for your own private backyard retreat, complete with space for a swing set, trampoline, or cozy fire pit.

Step inside and you™ll immediately notice the high-end finishes and thoughtful layout that set this home apart.

Main Level Highlights:

Soaring 9'™ ceilings and rich maple hardwood floors

Chef-inspired kitchen with granite countertops, built-in microwave, ample cabinetry, and a walkthrough pantry

Formal dining room and sunny kitchen nook—great for entertaining

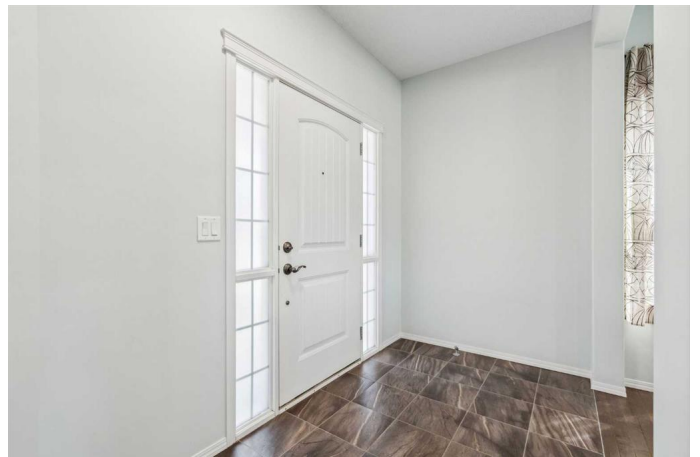
Custom gas fireplace and mantel in the cozy living room

Spacious mudroom with extra storage?

Upper Level Features:

Expansive bonus room—ideal for movie nights or family hangouts

Primary suite retreat with walk-in closet and spa-style ensuite, complete with dual sinks, a stand shower, and soaker tub



Three more bedrooms, all with walk-in closets
Upper-level laundry and a well-appointed main
bath?

Walkout Basement:

Bright and airy with 9'™ ceilings and
oversized windows

Generous recreation room

Fifth bedroom and full bathroomâ€”perfect for
guests or multi-generational living

Additional features include concrete pathways,
a rear patio, full fencing, and attractive curb
appeal.

Located minutes from Costco, Walmart, parks,
schools, and major amenities, this home is the
perfect blend of luxury, comfort, and
convenience.

Homes of this caliber, at this price point,
donâ€™t come around often, do not miss out.

Built in 2014

Essential Information

MLS® #	A2230730
Price	\$1,020,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,457
Acres	0.12
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	106 Nolancliff Crescent Nw
Subdivision	Nolan Hill
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3R 0S6

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, Granite Counters, Kitchen Island
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	None
Lot Description	No Neighbours Behind, Rectangular Lot, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2025
Days on Market	30
Zoning	R-G
HOA Fees	100
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.